UNITED STATES BANKRUPTCY COURT
DISTRICT OF RHODE ISLAND

IN RE: MEDRANO PROPERTIES, LLC   Case No. 1:12-bk-13938
Debtor   Chapter 11

CONSENT ORDER ON MOTION OF CORNERSTONE CAPITAL STRATEGIES, LLC FOR RELIEF FROM THE AUTOMATIC STAY

On , January 3, 2013 Cornerstone Capital Strategies, LLC ("Cornerstone"), a creditor of the above-captioned Debtor and the holder of first mortgages on the properties located at:

225-227 Admiral Street, Providence, RI;
300 Admiral Street, Providence, RI;
35-39 Silver Lake Avenue, Providence, RI; and
50 Jefferson Ave., Pawtucket, RI

(together referred to herein as the "Property"), having filed the Emergency Motion of Cornerstone Capital Strategies, LLC for In Rem Relief from the Automatic Stay and for Expedited Consideration ("Motion for In Rem Relief from Stay"); both Cornerstone and the Debtor having appeared with Counsel and the Court having heard the testimony of Marie M. Molina-Medrano the Debtor, and Cornerstone agree that the following Consent Order be entered by the Court:

1. The hearing on Cornerstone's Motion is continued until February 21, 2013 at 11:00am. If however, Debtor fails to comply with the terms of this Court Order, Cornerstone or the Office of the US Trustee may file an affidavit of non compliance and request an expedited hearing prior to such date.

2. Counsel shall attend a status conference with the Court on February 6, 2013 at 11:00am to review the status of rent collections and the status of Debtor's mortgage refinancing pursuant to Debtor's approval letter presented at the January 3, 2013 hearing. A copy of said document is attached hereto as Exhibit A and shall be deemed an admitted full exhibit for purposes of this proceeding. The Debtor shall be responsible for having the mortgage broker referenced therein present in Court as an available witness on February 21, 2013.

3. Debtor shall provide the office of the U.S. Trustee and Cornerstone's counsel with conclusive evidence of liability and casualty/hazard insurance coverage required by Cornerstone's mortgages and acceptable to the local office of the U.S. Trustee by noon on Friday, January 4, 2004. The coverage shall name Cornerstone as a mortgagee and additional insured. The Court has scheduled a hearing at 11:00am on Monday, January, 7, 2013 to determine the existence of such insurance coverage. The hearing will be cancelled if acceptable evidence of coverage has been provided. The Debtor shall

arrange for the office of the U.S. Trustee to be provided with contemporaneous evidence of timely payment of the required premiums.

4. Pending the continued hearing on February 21, 2013 and commencing on Friday, January 11, 2013 and each Friday thereafter, the Debtor shall make weekly "adequate protection" payments to Cornerstone of $1,200 per week. The Debtor shall receive a credit of $1175.00 on the first payment for rent payments received by Cornerstone subsequent to the filing of Debtor's Chapter 11 petition. Debtor's weekly adequate protection payments shall be timely delivered to the law office of Adam Clavell, 132 Old River Road, Suite 104, Lincoln, RI. Cornerstone shall apply 55% of each payment to the loan secured by the Admiral Street loan, 25% of each payment to the Loan secured by Jefferson Street, and 20% of each payment to the loan secured by the Silver Lake property.

5. Debtor shall immediately establish the required Debtor in Possession bank account. Any funds provided by the members or owners of the Debtor or by any member or friend of the Medrano family for the purpose of paying the adequate protection payments, insurance premiums and other related expenses to maintain the properties a) are gratuitous payments by them, b) do not constitute administrative expenses, and c) the providers of such funds shall not be entitled to any administrative priority in this case. Funds provided by the members of the LLC for the purpose of making the required weekly adequate protection payments to Cornerstone may be paid in whole or in part directly by the members of the Debtor to Cornerstone as provided above. All funds shall be appropriately described and accounted for in the Debtor's periodic operating reports to the US Trustee.

6. Cornerstone has previously exercised its right to collect rents and has previously notified tenants to pay rents to it. Cornerstone will cooperate with the Debtor and will jointly execute a letter providing notice to tenants that they may forward all future rents to the Debtor. Counsel for the Debtor shall be responsible for preparing and mailing said correspondence to the tenants.

7. Due to the adequate protection payments ordered herein, no cash collateral order is being entered at this time.

8. The present payoff figures for each mortgage of Cornerstone as of 1/3/2013 with applicable per diems are attached hereto as Exhibit B.

Cornerstone Capital Strategies, LLC
By Its Attorneys,

/s/Christopher M. Lefebvre Esquire # 4019
Claude Lefebvre, Christopher Lefebvre, P.C.
PO Box 479 2 Dexter Street
Pawtucket RI 02862

Medrano Properties , LLC
By Its Attorneys,

/s/David L. Graham Esquire # 3034
Graham Law Offices
1804 Mineral Spring Avenue
North Providence RI 02904

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Honorable Diane Finkle
United States Bankruptcy Judge

CERTIFICATION OF SERVICE

I hereby certify that on January 9, 2013, I electronically filed the above Consent Order with the Clerk of the Bankruptcy Court for the District of Rhode Island using the CM/ECF System. The following participants have received notice electronically: Gary L. Donahue, Esq.; Sandra Nichols and David Graham. And I hereby certify that I have mailed by United States Postal Service, the document electronically filed with the court to the following non CM/ECF participants: None.

/s/Christopher M. Lefebvre